



City of El Paso – City Plan Commission Staff Report

Case No: PZST12-00026
Application Type: Special Permit
CPC Hearing Date: March 7, 2013
Staff Planner: Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov

Location: 1165 Sunmount Drive
Legal Description: A portion of Block 7, Celina Plaza, City of El Paso, El Paso County, Texas
Acreage: 0.856-acre
Rep District: 3
Zoning: A-O (Apartment/Office)
Existing Use: Major utility facility for El Paso Electric Company
Request: Expansion of Major utility facility for El Paso Electric Company
Proposed Use: Major utility facility for El Paso Electric Company

Property Owner: El Paso Water Utilities/Public Service Board/City of El Paso
Representative: Jim Shelton, Rudy Valdez, and El Paso Electric Company

SURROUNDING ZONING AND LAND USE

North: A-O (Apartment/Office) / El Paso Water Utilities Well
South: C-4 (Commercial) / Sun Metro Terminal Bay
East: A-O (Apartment/Office) / Apartment
West: M-1 (Light Manufacturing) / Office

The Plan for El Paso Designation: G-4, Suburban (Walkable) (East Planning Area)

NEAREST PARK: Ponder Park (196 feet)

NEAREST SCHOOL: Burges High (2,041 feet)

NEIGHBORHOOD ASSOCIATIONS

Eastside Civic Association
Cielo Vista Neighborhood Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on February 19, 2013. The Planning Division has not received any letters or phone calls in support or opposition of the special permit request.

APPLICATION DESCRIPTION

The applicant is requesting a special permit for the expansion of a major utility facility for the El Paso Electric Company. The detailed site development plan shows three (3) new regulators on the leased area which is 0.856-acres and installation of a new 7-foot rock wall and two (2) gates. The applicant has submitted a letter to the Building, Permit, and Inspection Official for approval to allow for the use of barbed wire. Access is proposed via a 55 feet 7 inch access and utility easement off a private driveway from Sunmount Drive.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of the special permit and detailed site development plan review request for the expansion of a major utility facility, as it complies with 20.04.320 special permit and 20.04.150 detailed site development plan.

Plan El Paso-Future Land Use Map Designation

All applications for special permit shall demonstrate compliance with the following criteria:

G-4 – Suburban (Walkable): This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

The purpose of the A-O (Apartment/Office) district is to promote and preserve residential development within the city associated with a landscape more urban in appearance and permitting a mixture of housing types. It is intended that the district regulations allow for medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. The regulations of the districts will permit building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain nonresidential uses and support facilities.

COMMENTS:

City Development Department - Planning Division - Transportation

No objections to special permit request.

Notes:

1. Location is within a quarter-mile of the Sun Metro Eastside Terminal.
2. All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

City Development Department – Plan Review

No objections.

City Development Department - Landscaping Division

Landscape shall be required for this project when applying for building permit.

City Development Department - Land Development

No objections.

Fire Department

Recommend approval of “site plan” as presented. Does not adversely affect fire department at this time.

** Note, A more detailed reviewed will be done by fire plan review during the permitting process.

Sun Metro

Sun Metro does not oppose this request. Coordination is requested to ensure conflicts do not occur between bus service to and from the Eastside Transit Terminal and the proposed construction.

El Paso Water Utilities

We have reviewed the special permit request referenced above and provide the following comments:

1. EPWU does not object to this request.

EPWU-PSB Comments

Water

2. There is an existing 8-inch diameter water main within Block 7, Celina Plaza that is located approximately 16-feet west of the west right-of-way line of Sunmount Drive. This water main is available for service.

Sanitary Sewer:

3. There is an existing 8-inch diameter sewer main along Sunmount Drive that dead-ends just north of the southern property line of Block 7, Celina Plaza. If sewer service is required for the site, a sewer main extension will be required.

General:

4. A new service application is required for water and sanitary sewer services. New service applications are available at 1154 Hawkins, 3rd Floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

CITY PLAN COMMISSION OPTIONS

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the special permit and detailed site development plan application:

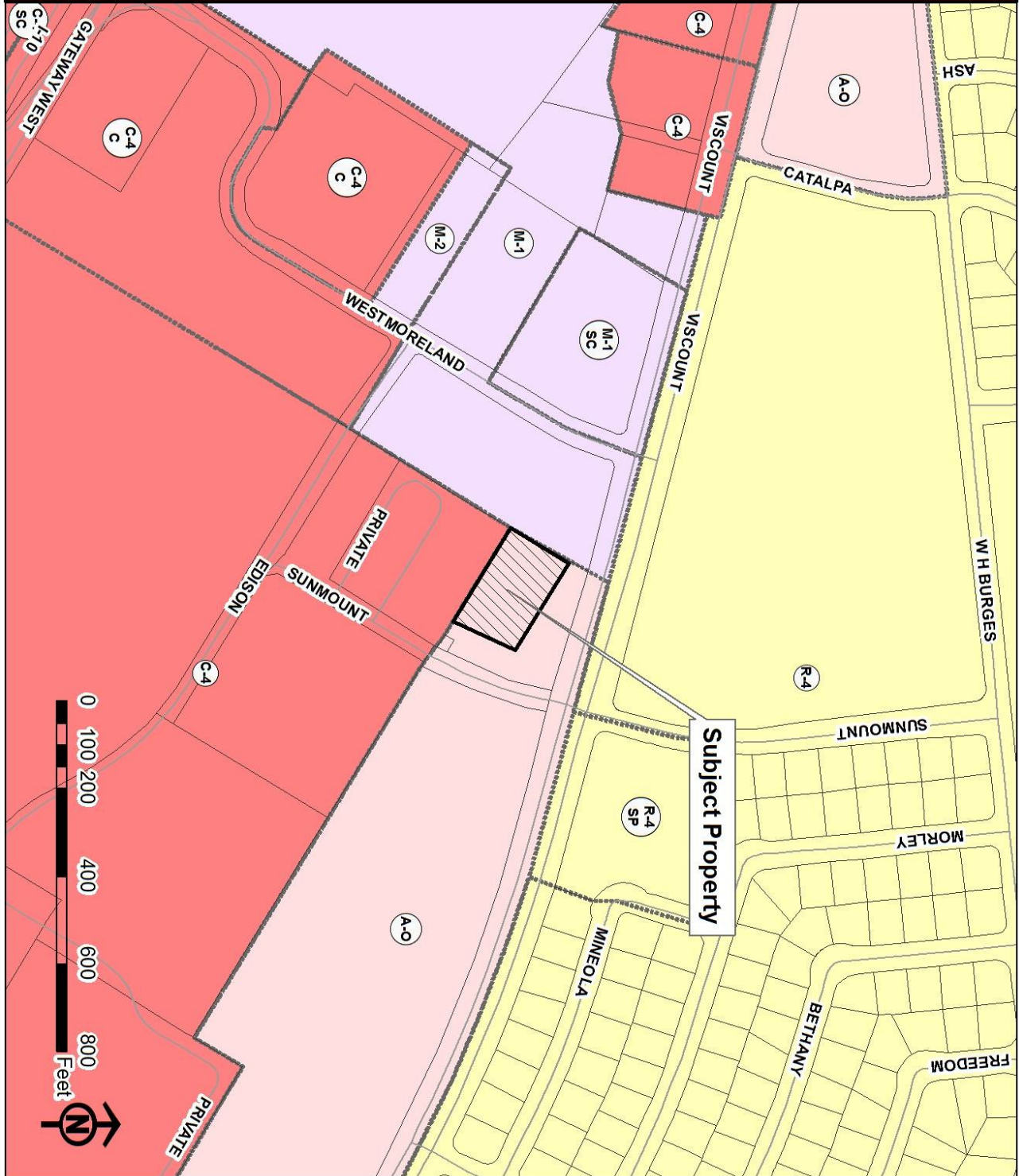
1. Recommend approval of the application finding that the special permit and detailed site development plan is in conformance with the review criteria of Plan El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan
2. Recommend approval of the application with modifications to bring the special permit and detailed site development plan into conformance with the review criteria in Plan El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the special permit and detailed site development plan does not conform to the review criteria in Plan El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

Attachments

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Ordinance No. 7962

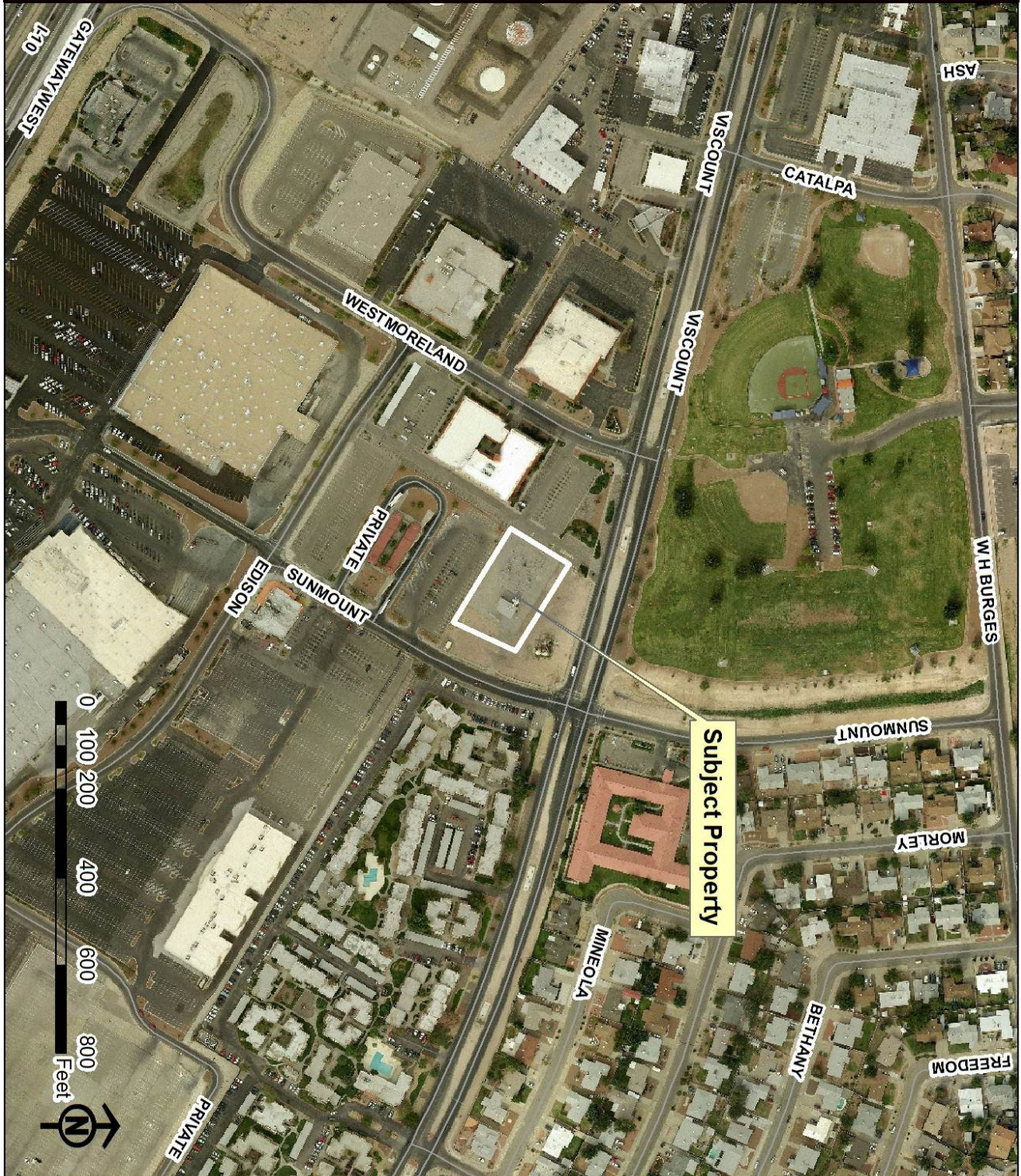
ATTACHMENT 1: ZONING MAP

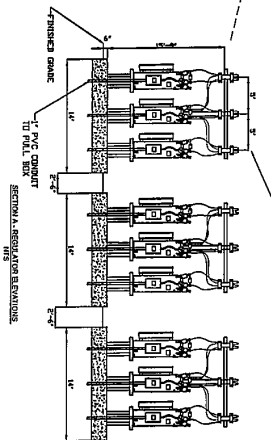
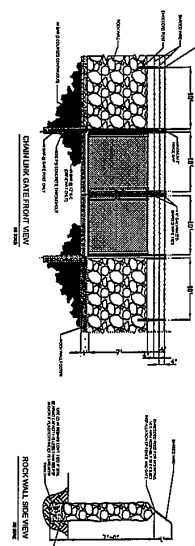
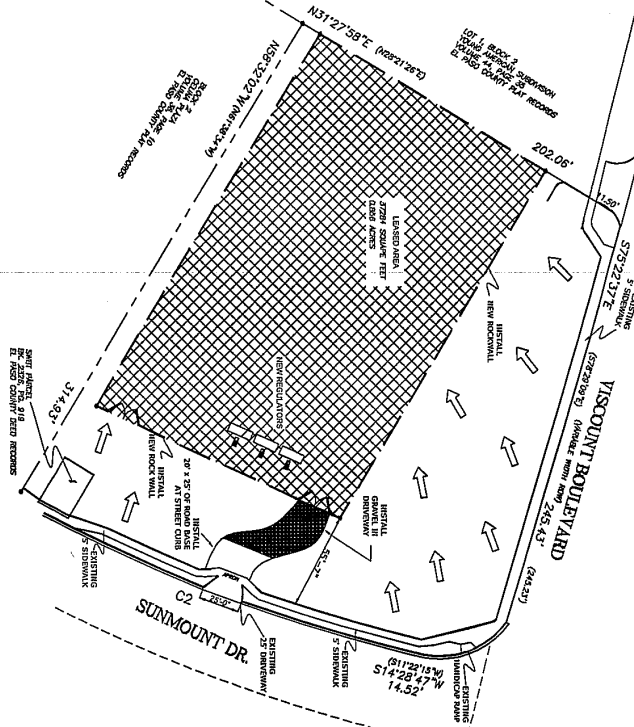
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ATTACHMENT 2: AERIAL MAP

PZST12-00026





LEGEND

LEASE AREA BOUNDARY

PARENT TRACT BOUNDARY

SITE DRAINAGE FLOW

GRAPHIC SCALE
SCALE 1" = 40'

NO.	DATE	REVISION	BY / CH

S & R ENGINEER

P.E. STAMP

Aff. subj. A. AGUIRRE

DRIVERS: LARSEN
VIS-C001

VISCOUNT SUBSTATION DETAILED SITE DEVELOPMENT PLAN

EL PASO ELECTRIC COMPANY
SUBSTATION DEPARTMENT

DRAIN BY: L. LICON	DATE: 1/25/2012
CHK. BY: L. LICON	APP. ENG. L. LICON

APT. 205. A. AGUIRRE VIS-C001	DRAWING BOARD VIS-C001
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- 1) EX. PUMP ELECTRIC WILL RETAIN OWN WATER AT THIS SITE.
- 2) DRAINAGE WILL REMAIN ON-SITE VIA A CONCRETE FOOTING INSTALLED IN THE PERIMETER FENCE.
- 3) NO LANDSCAPE REQUIRED
- 4) ROCK WALL ONLY REQUIRED ON TWO SIDES OF SUBSTATION
- 5) NO PARKING REQUIRED

NOTES

**El Paso Electric
SR ENGINEERING**

Electric Company

PHYSICAL DESCRIPTION

[illegible]